



Telecommunications Plan

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Telecommunications has become a utility service, such as phone, gas, electric and water, for citizens, and not merely a convenience. People need telecommunications to organize family life, learn outside the classroom, or telecommute for their jobs. A community with a strong telecommunication infrastructure tells its citizens it cares about their safety, welfare and quality of life.

Goal

Stafford County recognizes the need to develop an effective and efficient telecommunications infrastructure, which will support and promote public safety and economic development, as well as the quality of life of its citizens.

Objectives:

1. To identify those areas within the County where telecommunications facilities can be located.
2. To encourage the co-location of telecommunications facilities on existing structures and towers, in order to minimize the proliferation of towers and monopolies.
3. To seek to place telecommunications facilities in areas compatible with adjacent land uses.
4. To require appropriate siting, design and buffer criteria to minimize negative visual impacts.
5. To establish policies for the removal of telecommunications facilities and restoration of the site once the facilities have been removed.
6. To encourage the adaptive reuse or replacement of existing facilities.
7. To encourage the location of major telecommunications facilities within Virginia Department of Transportation (VDOT) right-of-way for interstate highway intersections.
8. To promote the public health, welfare, and safety through the enhancement of wireless 911 capabilities in the County.
9. To avoid impacts from telecommunications facilities on wetlands and other known bird habitat and/or migration corridors.
10. To provide broadband access to as many citizens as possible.



INTRODUCTION

Background

On January 12, 2010, the Stafford Board of Supervisors adopted an Economic Development Ten-Point Plan, which states that Stafford County strives to be a more desirable community with an excellent business climate conducive to increased investment by the private sector and the expansion of job opportunities for its citizens, a world class school system, modern public safety services ensuring a safe community, with abundant and adequate parks and recreational amenities.

Since January 2010, the Board established an Economic Development Subcommittee and subsequently a Community and Economic Development Committee that works on each point of the Ten-Point Plan. Several points in the plan require high quality telecommunications services in Stafford to assist the Board in its goal to make Stafford a business-friendly community. The Ten Points follow:

1. Improve overall competitiveness
2. Enact business friendly policy initiatives
3. Improve Stafford's ability to attract and retain a high quality workforce
4. Improve Stafford's Transportation/Public Safety Infrastructure
5. Accelerate Redevelopment Activities
6. Create Opportunities to gain more input on economic development policies from the private sector
7. Enhance small business assistance programs
8. Create economic development incentive programs
9. Reinvigorate the Business Retention and Expansion initiative
10. Enhance Economic Development marketing plan

On January 8, 2011, the Board of Supervisors adopted its priorities for the community. They are:

- Reducing the tax burden
- Public safety
- Education
- Transportation bond implementation
- Parks bond implementation
- Economic development

The Board of Supervisors and the Planning Commission also approved the County's Comprehensive Plan in December 2010. The plan serves as a guide for future development of Stafford County over the next 20 years. The Plan tells us where we are today and through goals and objectives, policies, and implementation tools, guides the physical development of the county--the location, type, and intensity of future land use. The plan includes goals, objectives and policies for sustainability; fiscal responsibility; the environment; health, safety and welfare; housing; transportation; economic development; education; and heritage resources. The Stafford County Comprehensive Plan emphasizes maintaining and enhancing the quality of life for existing and future residents of the County.

The Telecommunications Plan is an important element of the Comprehensive Plan. It was last amended on June 4, 2002. In R11-48, the Board of Supervisors requested the Planning Commission and



Telecommunications Commission establish a joint committee to review and prepare amendments to the Telecommunication Element of the Comprehensive Plan.

NEEDS ASSESSMENT

Population – In 2000, Stafford County’s population was 92,446. The Census 2010 placed our population figure at 128,961, an increase of 39% since 2000.

Employment – Stafford is home to more than 2,200 businesses, including more than 45 defense contractors. At-place employment in Stafford County has also experienced significant growth. The average number of jobs in Stafford in 2000 totaled 23,262; in 2010 that number increased to 36,121. In addition, the federal Base Realignment and Closure Commission directed five military investigative agencies to co-locate to Marine Corps Base (MCB) Quantico no later than 15 September 2011. This action will bring close to 3,000 jobs from the military investigative agencies alone to Quantico. This expansion will cause ripple effects in the local economy – such as when the relocated agencies purchase supplies from companies in the area or when the new employees spend their wages at local businesses. These ripple effects are projected to spur an additional 1,120 jobs in Stafford County, bringing the total relocation impact to more than 3,800 jobs. The total spending impact associated with this development is \$612.6 million per year. Furthermore, this projected impact does not fully take into account the structure of the military procurement system – additional government contractors are likely to move into the region due to the BRAC changes.

Education – Stafford County children enjoy exceptional educational opportunities through Stafford County Public Schools, which continue to rank among the top in Virginia. In 2003 and 2004 Expansion Magazine ranked Stafford a Gold Medal School District, placing the district among the top 16% in the nation. All public education students receive instruction in state accredited classrooms. Despite continued growth, the locality's longstanding commitment to education is evidenced by its investment in the public K - 12 educational facilities and their professional staff.

Stafford is also home to two higher education institutions. The University of Mary Washington’s Graduate campus is located in the southern portion of the county, and Germanna Community College has a satellite campus in north Stafford.

All of these developments have led to demands for new wireless technologies in Stafford, with many County citizens and businesses choosing wireless technology as their preferred or exclusive method of personal and business communication. As a result, these increased demands for wireless services have put a strain on existing infrastructure in the County. Also, wireless providers have expressed a need to expand the number of wireless service antennas and telecommunications towers throughout the County.

In recent years, four (4) telecommunications carriers have been serving Stafford County (T-Mobile, Sprint, Nextel and AT&T). While this infrastructure was sufficient to handle historic demand, the increases in population, employment and the number of licensed carriers in Stafford County have resulted in the need for expanded telecommunications facilities and service. Currently, a total of eight (8) carriers (T-Mobile, Sprint, Nextel, AT&T, Verizon, Cox, Comcast and Cavalier) have received licensing to provide telecommunications services in Stafford County.



Advances in technology have introduced Digital Personal Communication Services (PCS) which produce signals that do not cover as great an area as analog, a process where voice messages are electronically replicated and amplified as they are carried from the transmitting antenna to the receiving antenna. Broadcast and telephone transmission have conventionally used analog technology. This difference in technology among providers may result in siting requirement variations.

As part of the planning process, tower height and location was also addressed. To be able to provide adequate service to all of the residents of the County while minimizing the proliferation of cellular towers throughout the County, it is recommended that telecommunication facilities be spaced at adequate distances apart to meet the needs for Digital PCS. It should be noted that analog cellular and paging services do not require as small a spacing between antennas. In rural areas, the average distance between towers is approximately 7 to 10 miles for analog cellular service and 10 to 15 miles for paging. With increased utilization of wireless services, as experienced in urban or more developed areas, distance between towers decreases to 2 to 5 miles and 5 to 10 miles for analog cellular and paging services respectively. It must be noted that these figures represent industry averages only, and are subject to change depending upon several factors, including customer demand and site availability, as well as technological change and topographical limitations. Also, spacing distances between towers may diminish over time due to the development of new technologies.

INTENT

In accordance with R11-48, the Telecommunications Plan element of the Comprehensive Plan provides guidance on the future location of telecommunications infrastructure in the County, including, but not limited to, expanding and maximizing the capability of existing wireless communication networks and infrastructure, determining the number of telecommunications towers needed to provide quality service to County citizens and businesses, establish and update tower-siting criteria, encourage collocation of telecommunication infrastructure and equipment, identify appropriate locations for towers, facilities and/or sites, and require adequate space and access on/in future telecommunications facilities, towers, and/or sites for equipment needed by the Sheriff's Office, Fire and Rescue, the County, and/or regional governmental entities.

To enable the Board of Supervisors to meet the goals outlined in R11-48, the Joint Planning Commission and Telecommunications Commission Committee recommends the following priorities be considered by the Planning Commission and the Board of Supervisors when evaluating applicants for telecommunications facilities:

1. Co-Location on existing buildings or structures
2. Locate on publicly owned lands that are occupied or planned for public buildings or parks
3. Locate in overhead power line corridors
4. Industrial zoned property
5. Agriculturally zoned property



LOCATION POLICIES

Location policies establish a countywide siting criteria for all new telecommunications facilities. The criteria prioritizes site locations in order to provide efficient and effective service while minimizing adverse impacts that may be associated with these facilities. The primary objective of this Plan is to encourage the co-location of new telecommunications facilities on existing structures, reducing the need for the construction of new towers.

While the major advantage of co-location on behalf of the County is relatively obvious (reduction in tower proliferation), there are also both advantages and disadvantages of co-location to the telecommunications industry. Some of the advantages include a reduction in facility maintenance costs and liability on the part of the carrier wishing to co-locate. Also, it is more cost effective and less time consuming for a carrier to locate on an existing facility, rather than to construct a new one. Telecommunications facility owners receive additional revenue from lease agreements, which can offset the cost of maintaining the facility.

There are two main disadvantages to co-location. First, co-location may involve a carrier having to locate on an existing facility, not located on the carrier's ideal site. While this may not significantly affect the carrier's ability to serve its target area, it may alter future tower locations within the County. The second major disadvantage to co-location is that it requires a mutually acceptable agreement be reached between the tower or facility owner and the carrier wishing to co-locate. While this has not yet been an issue in Stafford County, problems could arise in establishing such an agreement.

When co-location on an existing structure is not possible, this Plan recommends that preference be given to new towers which are proposed to be located within the Virginia Department of Transportation (VDOT) right-of-way, preferably in the vicinity of interchanges along Interstate 95; within existing right-of-way established for overhead power lines; within railroad right-of-way adjacent to industrial or agricultural districts; and on industrial, commercial and public lands which are occupied by or planned for public buildings and parks and are suitably buffered from residential neighborhoods.

In order to protect historic, scenic and residential communities within Stafford County, the location of telecommunications facilities within residential areas will be discouraged, and will be prohibited within County designated historic districts, unless located in an unobtrusive manner, and only after all other possibilities have been examined. Facilities creating an adverse visual impact upon properties listed in the National or State Historic Register, or recognized by the County are discouraged. In addition, towers and similar communication facilities will be prohibited from locating within the clear area of airports and near military, state and county facilities where their communications can be affected.

The location of threatened and endangered species habitat and migratory bird corridors should be considered when locating telecommunication facilities. Nationally, a large number of bird kills have occurred as a result of collisions with tall, lighted structures, including telecommunication towers. When locating a telecommunications facility, efforts should be taken to avoid impacts to threatened and endangered species and known bird concentration areas such as wetlands.



OVERALL COVERAGE PLAN

This Plan recommends that with each new facility application, the telecommunication provider (provider) should present the County with an overall coverage objective network plan (coverage plan) in the form of a radio frequency propagation map illustrating the providers proposed network for the entire County. This coverage plan shall include the following information:

- demonstrate which existing structures in the County it intends to utilize and the height at which the provider intends to co-locate;
- which new facilities it intends to propose, including the height of the facility;
- the number of co-location opportunities the new proposed facility creates;
- why the FCC licensee is unable to utilize any existing structures that are within one mile of any proposed facility, and;
- providers should consider the cumulative impacts of all the proposed towers to migratory birds and threatened and endangered species as well as the impacts of each individual tower.

An expedited approval preference should be given to co-location on existing facilities, including existing public facilities and school facilities unless the underlying zoning district regulations prohibit telecommunications facilities.



COUNTYWIDE SITING CRITERIA

The Joint Planning Commission and Telecommunications Commission Committee have set the following priorities for the establishment of new telecommunications facilities within Stafford:

1. Co-Location on existing buildings or structures
2. Locate on publicly owned lands that are occupied or planned for public buildings or parks
3. Locate in overhead power line corridors
4. Industrial zoned property
5. Agriculturally zoned property

Additional details on siting criteria follow:

1. In November of 2009, the Federal Communications Commission (FCC) voted unanimously to approve new rules for tower siting that will speed up the application process time limits for new and existing telecommunications facilities. The FCC is giving states and localities a so-called "shot clock" for tower siting applications. The new rules give state and local jurisdictions a deadline of 90 days to process collocation applications and 150 days for new telecommunications facility applications. However, when applications are incomplete as filed, the timeframes do not include the time that applicants take to respond to State and local governments' request for additional information. However, this automatic tolling (the start of the "shot clock") applies only if the local jurisdiction notifies the applicant within the first 30 days that its application is incomplete. The FCC allows the "shot clock" deadlines to be extended by 90 or 150 days by mutual consent. Note that the "clock" begins at the time between when the application is submitted to the local government and the time it takes the local government to notify the applicant that their application is incomplete. The clock stops once all the information requested is submitted.
2. Priority is to be given to co-location of facilities on water towers, within major utility transmission lines, and other existing suitable tall structures.
3. New telecommunication facilities should be located an appropriate distance from any existing telecommunications facility. Consideration should be given for a reduction in this distance following submission of objective information justifying such request.
4. Priority is to be given to new facilities proposed for large tracts of industrial and commercially zoned property.
5. Facilities are not to be located in areas which will have an adverse visual impact upon County historic districts, properties listed in the National and State Register, and other sites deemed significant by Stafford County.
6. Facilities are not to be located near airports where they may interfere with aircraft operations.
7. Facilities are not to be located in areas which will have an adverse visual impact upon gateways into the County.



8. Priority is to be given to facilities locating within the existing right-of-way/easements established for overhead power lines.
9. Priority is to be given to facilities location within the Virginia Department of Transportation (VDOT) right-of-way, along Interstate 95 at interchange and overpass locations.
10. Priority is to be given to locating facilities within railroad right-of-way adjacent to industrial or agricultural districts, away from residential concentrations.
11. For the purpose of in-fill or supplemental coverage, priority will be given to the replacement of existing structures at public locations, such as parks, schools, fire and rescue stations, commuter lots, and similar locations.
12. Outside the Urban Services Area, priority is to be given to facilities proposed to be located interior to parcels, which are designed to minimize their effect upon adjacent properties.
13. Telecommunications facilities are not to be located near government or scientific facilities where they may interfere with the mission of such facilities.
14. Telecommunications facilities are to be located so that they will not interfere with the operations of health care facilities.
15. Location of facilities at or near residential development will be discouraged.
16. For the purpose of adding additional services at an existing location, carriers will be permitted to extend the length of an existing facility or remove it, and replace it with a larger facility capable of handling the additional need.
17. Location of new towers should require public hearings for conformity to this plan.
18. Telecommunications facilities or other tall structures are to be located so that they will not interfere in the transmission pathways of the County government's telecommunications network.
19. Telecommunications facilities should not be located in or near wetlands, other known bird concentration areas (Federal refuges, staging areas, or rookeries), in known migratory or daily movement flyways, or in habitat of threatened or endangered species.
20. Carriers are strongly encouraged to consider adding broadband access to any telecommunications facilities they are planning to establish in the County.



DESIGN STANDARDS

The design standards set forth within this Plan are intended to address the visual and land use impacts of telecommunications facilities on surrounding areas. These standards are categorized into three main components. The first is to encourage the co-location of facilities on existing and newly constructed towers, including water storage tanks. This will reduce the number of new towers and monopoles needed in order to provide effective service.

The second component of the design standards is to minimize any negative impacts of telecommunications facilities on surrounding areas and wildlife. These standards will help reduce negative impacts through appropriate setbacks, screening and design. They may also provide guidance for the development of new Zoning Ordinance performance standards. Standards included are intended to minimize impacts on migrating birds. Current research indicates that solid or pulsating (beacon) red lights attract night-migrating birds at a much higher rate than white strobe lights.

The third component is to consider emergent technologies in the design standards and to ensure that cell tower design takes into account new technologies that may enhance telecommunications services.

Facility Design Standards

1. Facilities should be designed to minimize visual impacts on the surrounding area, particularly near residential development. Technologies to screen the tower and stealth techniques to make facilities blend with the surrounding development, should be pursued. Consideration should be made with regard to existing treelines, topography, buildings, and paint color of towers.
2. Within rural areas, telecommunications facilities should be located where sufficient tree cover is present to screen the base of the tower, except when located within utility and transportation right-of-ways.
3. Facilities should be constructed to accommodate a minimum of three providers, where height restrictions permit.
4. Antennas on structures are to be designed to be compatible with the principal structure's architectural design, color and scale.
5. Communications facilities should be constructed, sited and appropriately landscaped so as to visually blend into the surrounding areas.
6. Security fencing is to be located at the base of any facility.
7. The County should maintain the flexibility to decide on a case by case basis whether a lattice tower or monopole design is best suited for a particular site.



8. Setbacks from property lines in agricultural and residential districts should be equal to the height of the communications facility. Exceptions to the setback should be considered if proper screening is provided.
9. Setbacks from adjoining dwellings should be at a minimum equal to the height of the tower.
10. Communications facilities should generally be sited toward the interior of the property.
11. Infill sites should be designed to blend in with surrounding structures, such as a light standard, flagpole, within church steeple, on a roof top, or as a component of other suitable tall structures.
12. Facilities located within VDOT Right-of-Way should have a warning beacon regardless of its height.
13. Telecommunications towers requiring lights for aviation safety should use the minimum amount of pilot warning and obstruction avoidance lighting required by the FAA. Unless otherwise required by the FAA, only white (preferable) or red strobe lights should be used at night, and these should be the minimum number, minimum intensity, and minimum number of flashes per minute allowable by the FAA. The use of solid red or pulsating red warning lights should be avoided. Where appropriate, shields should be installed to minimize visibility of the warning lights from the ground.
14. Construction of new tower facilities should include accommodation of space on the tower and ground lease area for county communication equipment if needed. Such accommodations shall be at no cost to the county to locate equipment on the tower or within an equipment compound.



HEALTH AND SAFETY

The typical health and safety related issues that arise from the siting of telecommunications facilities are those related to human exposure to radio frequency radiation, tower height and fall area, as well as ice buildup. Other concerns include the potential for conflict between new towers and existing or future airport sites and the abandonment of telecommunications sites no longer maintained for commercial public telecommunications use.

The FCC has addressed radio frequency issues associated with the location of telecommunications facilities. All FCC safety guidelines will be followed for all new and existing telecommunications facilities within the County.

Ice buildup and tower fall areas are important concerns that must be addressed when considering the appropriateness of a specific location for a telecommunications facility. Sufficient tower setbacks and security measures have been addressed by this Plan to decrease any threat to public safety. Telecommunications facilities should generally be sited toward the interior of the property and should be completely fenced in as an added security measure.

With regard to the location of telecommunications facilities near existing or future airport sites, the following conditions must be met: (1) the applicant must demonstrate that they have complied with applicable FCC and FAA regulations and have met with the County to discuss possible impacts to the airport facility; and (2) the applicant must also provide verification that the FAA has determined that the proposed telecommunications facility poses no threat or obstruction to aviation.

The final health and safety related issue addressed by this plan concerns the removal of telecommunications facilities once the site is no longer in use. The original applicant or its successor shall be responsible for the removal of all facilities and structures within 6 months of cessation of commercial public telecommunications use or the expiration of the lease, whichever comes first. This obligation shall be secured by a letter of credit, surety bond, or other security acceptable to the County. The site must then be restored by the applicant or its successor to its original condition. The County may take appropriate measure to ensure that these procedures are followed.



BROADBAND ACCESS CONSIDERATIONS

Introduction

As broadband becomes more important to citizens of Stafford County, there are rural areas of the county which cannot receive broadband access via hardwired technology. The Telecommunications Commission has worked with the cable providers to secure as much access as possible, however, some areas cannot present a viable business case to extend wires. Emerging technologies from cell phone providers are bringing more access options for broadband and we expect the trend to continue.

Recommendation: Cell Tower – Broadband Impact Consideration

When reviewing cell tower requests, special consideration should be given to towers located in underserved broadband areas as the potential benefit to citizens extends beyond better cell coverage, but also has the potential to bring broadband access as well.

Recommendation: New Development – Encourage Broadband Utility Infrastructure

While the main focus of the Telecommunications Plan is on cell tower policy, we recognize the growing impact broadband access has on the quality of life of the citizens of Stafford County as well as our ability to compete for jobs requiring broadband access. As decisions are made concerning future growth, broadband access should be a key consideration in the deliberations of Planning Commission and the County. The Telecommunications Commission routinely receives complaints from citizens who cannot access broadband services. While in some rural parts of the county this is to be expected, there are also areas of development where adding wired broadband infrastructure could have been accomplished during initial development of these neighborhoods. Some residents have moved into their new homes only to find the developer of the neighborhood did not include plans for what seems like a necessary utility. Wherever possible, developers should be encouraged to consider broadband utility service as part of their development plans which will enable Stafford County and its citizens to embrace emerging technologies both at work and at home as we move into the future.



IMPLEMENTATION POLICIES

The following implementation policies provide the County with the recommended strategies in executing this Plan. These strategies serve as a guide to applicants proposing new telecommunications facilities as well as outline future actions, which need to be taken by the County in order to facilitate implementation of these policies.

1. The County should develop Zoning Ordinance amendments which comply with this Plan. Specifically, telecommunications towers and facilities located on public lands should be classified as public facilities and be reviewed as such.
2. The County should maintain a working database and accompanying maps of all existing and proposed telecommunications facilities.
3. Applications for new telecommunications facilities will be evaluated on their ability to demonstrate that the County's location policies and design standards have been followed. A third-party review by a contractor of the County's choosing should also be part of the evaluation process. The applicant will pay for services rendered by the third-party contractor.
4. All applicants for new facility locations will be subject to the following review process: Applicants must submit the proposal for compliance with the Section 15.2-2232, Code of Virginia (1950), as amended review process. This will determine the proposals consistency with the County's Comprehensive Plan and identify possible impacts to surrounding areas. A General Development Plan (GDP) must be submitted with the 2232 Review. Applicants for new major telecommunications facilities must identify all existing facilities within a one mile radius of the proposed location, determine any existing capacity on these facilities, provide the County with a statement of justification as to why construction of a new major facility is necessary, and provide the County with a narrative as to how the proposed site complies with this Plan.
5. Applicants must apply for a Conditional Use Permit. A GDP and required impact analysis, as defined in the County's Zoning Ordinance, must also accompany the application.
6. Applicants must submit and obtain approval of a site plan. Site plans illustrate all facilities to be constructed on the site, as well as locations for future facilities if expansion or co-location is possible.
7. Once the site is approved, the applicant may apply for a building permit and comply with the County's construction process.
8. Following CUP approval, the applicant should submit and receive approval of a site plan for the subject telecommunications facility within 6 months and construction should not be delayed for more than another 6 months.
9. When placing antennas on existing telecommunications facilities (co-location), applicants need not follow the 2232 Review process. An antenna is considered an accessory to the existing structure and does not require further review for compliance with the Comprehensive Plan.



However, if a structure is to be structurally changed to increase the height or alter the base, a 2232 Review may be required. Furthermore, a tower placed on an existing structure is considered ancillary to the original use and would require a 2232 Review. Also, a site plan need not accompany an application for co-location, providing the original site plan included provisions for co-location and that the original site plan is followed.

10. The County should pursue local VDOT support and policies for locating major telecommunications facilities within Interstate 95 right-of-way.

DEFINITIONS

Analog – In radio telephony, a process where voice messages are electronically replicated and amplified as they are carried from the transmitting antenna to the receiving antenna.

Antenna – A whip (omni-directional antenna), panel (directional antenna), disc (parabolic antenna) or similar device used for transmission and/or reception of radio frequency signals. Panel antennas are used by both Cellular and PCS carriers.

Avoidance Area – Locations in Stafford County where visible personal wireless service facilities should not be located. An avoidance area is not a “prohibited area,” since there are conditions under which personal wireless service facilities might be located in an avoidance area.

Backhaul – A method for relaying signals from one wireless facility to another and from the wireless facility to a common carrier. Methods of backhaul include microwave relay and wireline.

Camouflage – A way of painting and mounting a personal wireless service facility that requires minimal changes to the host structure in order to accommodate the facility.

Cellular – A mobile telephone service operating in the 800 MHz spectrum.

Co-location (Collocation) – The use of a common personal wireless service facility or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of two or more personal wireless service facilities on adjacent properties.

Comprehensive Plan – The Stafford County Comprehensive Plan establishes governmental policy to help guide public and private activities as they relate to land use and resource utilization.

Concealment – To enclose a personal wireless service facility within a natural or man-made feature resulting in the facility being either invisible or made part of the feature enclosing it.

Design – The appearance of personal wireless service facilities such as their materials, colors and shape.

Digital – Digital technology converts voice messages into digits (zeros and ones) that represent sound intensities. Because natural pauses in the conversation are eliminated, more call capacity is realized than with analog and background noise is minimized. Digital is not the same as PCS, since Cellular can be digital also. Siting and design approaches recommended in this Policy are equally available to both Analog and Digital technologies.

Disguise – A personal wireless service facility designed to appear to be something other than a personal wireless service facility.

Enhanced Specialized Mobile Radios (ESMR) – Private land mobile radio with telephone services. In the year 2000, Nextel is the only ESMR carrier.



Entrance Corridor Overlay District – Section 30.6 of Chapter 18 (Zoning) of the Stafford County Code establishes an overlay district that regulates certain outdoor uses along significant tourist access routes and requires architectural review for consistency with design guidelines.

Equipment Cabinet (Shelter, Shed) – An enclosed structure at the base of the mount within which is housed the equipment for the personal wireless service facility such as batteries and electrical equipment.

Guy Wires – Strategically placed cables from a tower to anchors in the ground in order to secure a tower and to keep it from shifting position.

Guyed Tower – A monopole or lattice tower that is tied to the ground or other surface by guy wires.

Lattice Tower – A type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

Location – The area where a personal wireless service facility is located or proposed to be located.

Mast – A type of mount that is thinner and shorter than a monopole.

Mitigation – The reduction or elimination of visual impacts by the use of one or more methods:

- Concealment
- Camouflage
- Disguise

Monopole – The shape of mount that is self-supporting with a single shaft of wood, steel or concrete and antennas at the top. Monopoles are often called “towers” but they are different in that monopoles are a single shaft of material without any other support structure.

Open Space Plan – A component of the Stafford County Comprehensive Plan that consolidates all currently available information regarding natural, scenic, historic, and agricultural/forestral resources in the County in order to identify the most important areas to preserve or to conserve as open space.

Opportunity Sites – Areas within properties where placement of personal wireless service facilities is encouraged by Stafford County.

Paging – Text messaging (and sometimes one-way voice messaging) that is sent to small receivers (e.g., beepers) from one tall mount. Paging messages are not handed off from one cell to another cell as in the case of Cellular, Personal Communications Services and Enhanced Specialized Mobile Radio.

Personal Communications Services (PCS) – A form of mobile telephony provided in the 1900 MHz frequencies.

Personal Wireless Service – Any personal wireless service defined in the Federal Telecommunications Act which includes Federal Communications Commission (FCC) licensed commercial wireless telecommunications services including cellular, personal communications services (PCS), specialized



mobile radio (SMR), enhanced specialized mobile radio (ESMR), as well as unlicensed wireless services, and common carrier wireless exchange access services.

Personal Wireless Service Facility – A facility for the provision of personal wireless services, as defined by Section 704 of the Telecommunications Act of 1996.

Platform – Physically, any base upon which elements, such as antennas, are placed. Technologically, the system architecture around which a design is based.

Prohibited Areas – Many cities and counties prohibit personal wireless service facilities in some areas, such as residential zoning districts. In Stafford, personal wireless service facilities are permitted in all areas. There are no areas where personal wireless service facilities are prohibited and no areas where personal wireless service facilities will be automatically denied.

Radome Shield – A plastic housing within which antennas are placed. The fiberglass-like plastic material is signal transparent, thereby allowing antennas that are concealed to operate.

RF Isolator – A steel mesh screen that is radio frequency signal-opaque. They stop signals rather than reflect them. They are used to keep one transmitter from affecting another. Use of an RF Isolator can allow for multiple transmitters on a single pole or tower. A photo of an RF Isolator is shown on page 22.

Site – That portion of a subject property where a personal wireless service facility is to be placed. An acceptable location may have several potential sites within it.

Siting – The method and form of placement of personal wireless service facilities on a specific area of a subject property.

Skylining – Locating a personal wireless service facility in such a way that the backdrop of the facility is the sky.

Specialized Mobile Radio (SMR) – A form of data transmission, dispatch or two-way communication used by companies that rent space or time from the high mount of a SMR carrier. Used primarily for sending information, delivery vans, truckers or taxis within a small, definable geographic area, the signal is not “handed off” to another cell as in Cellular, PCS or ESMR.

Stealth – A wireless industry term for “hidden” or “undetectable.”

Telecommunications – The term ‘telecommunications’ means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received. Communicating information, including data, text, pictures, voice and video over long distance. Telecommunications can take place over the following mediums:

- **Wireless Communications** – Wireless communication is the transfer of information over a distance without the use of electrical conductors or “wires”. The distances involved may be short (a few meters as in television remote control) or long (thousands or millions of kilometers for radio communications)
- **Hard-wired Communications** – Communication through electric wires or cable.



- **Broadband** – Broadband or high-speed Internet access allows users to access the Internet and Internet-related services at significantly higher speeds than those available through “dial-up” Internet access services. Broadband speeds vary significantly depending on the particular type and level of service ordered and may range from as low as 200 kilobits per second (kbps), or 200,000 bits per second, to six megabits per second (Mbps), or 6,000,000 bits per second. Some recent offerings even include 50 to 100 Mbps. Broadband services for residential consumers typically provide faster downstream speeds (from the Internet to your computer) than upstream speeds (from your computer to the Internet).

Tower – In telecommunications, any tall structure used for the mounting of antennas is a tower.

Treetop Tower – A mount for personal wireless service facilities no more than 10 feet taller than the tallest tree within 25 feet of the proposed mount.



APPENDICES

The appendices include figures and tables to assist the reader to better understand potential opportunities for wireless broadband coverage.

Figure 1 depicts the locations of existing telecommunication towers in the County with a one-mile buffer surrounding the tower locations. As noted on page 6, in order to maintain wireless broadband coverage in more densely populated areas; the distance between tower site locations may need to be as close as two miles. This figure does not denote the location of existing wireless broadband coverage. Actual coverage for data transmission purposes is determined by physical location on the ground, topography, tree cover and location relative to vehicles and dwellings. The one mile buffer shown on the map is intended to identify potential gaps in data signal coverage. Actual coverage is determined by detail radio frequency studies. Please contact your local wireless provider for specific details. This figure also denotes the location of the signal flow path for the County's emergency communications system. All efforts shall be made to avoid construction of towers and tall buildings within this area. It is imperative that emergency communications not be disrupted.

Table 1 describes the physical location of the communication towers shown on Figure 1. Additional site specific data is provided.

Figure 2 depicts existing county owned properties with a one mile buffer surrounding the perimeter of those properties. The intent of this map is to provide a graphic depiction of potential county owned properties that may be suitable for co-location of antennas or construction of new telecommunication towers.

Table 2 provides a listing of those County owned properties identified in Figure 2. Additional information regarding the attributes of those properties is also included.

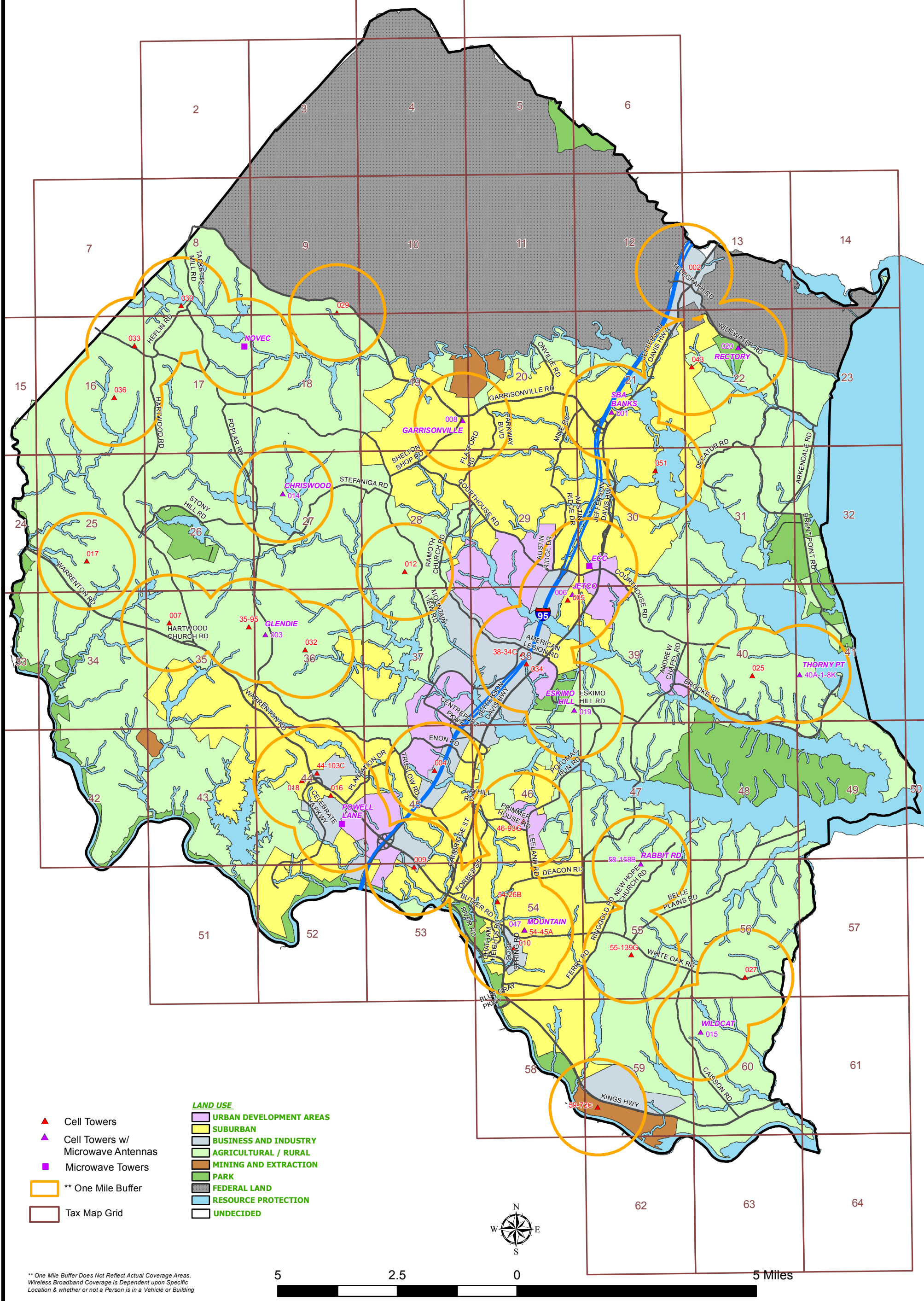


Table 1

**STATE CORPORATION COMMISSION
Towers, Antennas and Equipment Report
STAFFORD COUNTY (179)**

001				
	3001 Jefferson Davis Highway		FCC# 1221617	
	Map 21-58	LRSN 11062		
B	179-6201-001-007	APC PCS, LLC (WA33XC113) 3001 Jefferson Davis Hwy.	Antenna/Equip/Imps	
B	179-6601-001-003	Cellco Partnership (103749) 3001 JEFFERSON DAVIS HWY	Antenna/Equip/Imps	
B	179-6852-001-001	Cricket Licensee (Reauction), LLC (IAD-0356) 3001 JEFFERSON DAVIS HWY	Antenna/Equip/Imps	New for 2010
B	179-6244-001-011	New Cingular Wireless PCS, LLC (10006971) 3001 Jefferson Davis Highway	Antenna/Equip/Imps	New for 2002
B	179-6218-001-006	Nextel Communications of the Mid-Atlantic, Inc (VA0967) 3001 Jefferson Davis Highway	Antenna/Equip/Imps	
B	179-6691-001-006	T-Mobile License, LLC (7WAW170) 3001 JEFFERSON DAVIS HIGHWAY	Antenna/Equip/Imps	New for 2003
002				
	3931 Jefferson Davis Highway		FCC# 1207112	
	Map 13-17A	LRSN 1242		
B	179-6201-001-001	APC PCS, LLC (WA33XC114) 3931 Jefferson Davis	Antenna/Equip/Imps	
B	179-6601-001-004	Cellco Partnership (103750) 3921 JEFFERSON DAVIS PWY	Antenna/Equip/Imps	
B	179-6852-001-002	Cricket Licensee (Reauction), LLC (IAD-0424) 3931 JEFFERSON DAVIS HWY	Antenna/Equip/Imps	New for 2010
B	179-6244-001-005	New Cingular Wireless PCS, LLC (10067852) 3931 Jefferson Davis Highway	Antenna/Equip/Imps	New for 2003
B	179-6218-001-005	Nextel Communications of the Mid-Atlantic, Inc (VA0483) 3931 Jefferson Davis Hwy	Antenna/Equip/Imps	
B	179-6691-001-002	T-Mobile License, LLC (7WAW153) 3931 JEFFERSON DAVIS HIGHWAY	Antenna/Equip/Imps	New for 2002
003				
	399 Poplar Road		FCC# 1065919	
	Map 36-4A	LRSN 23098		
B	179-6601-001-005	Cellco Partnership (103727) 399 POPLAR ROAD	Antenna/Equip/Imps	
B	179-6244-001-018	New Cingular Wireless PCS, LLC (10006968) 399 Poplar Road	Antenna/Equip/Imps	New for 2006
B	179-6218-001-003	Nextel Communications of the Mid-Atlantic, Inc (VA0744) 399 Poplar Road	Antenna/Equip/Imps	
004				
	73 Wyatt Lane		FCC# 1024389	
	Map 45-220E	LRSN 27924		
B	179-6201-001-008	APC PCS, LLC	Antenna/Equip/Imps	New for 2003

Telecommunications (Cell Towers)



** One Mile Buffer Does Not Reflect Actual Coverage Areas.
Wireless Broadband Coverage is Dependent upon Specific
Location & whether or not a Person is in a Vehicle or Building



B	179-6601-001-002	(WA54XC457) 73 Wyatt La Cellco Partnership (103756) STA A, B - WYATT CORNER	Antenna/Equip/Imps	
B	179-6852-001-003	Cricket Licensee (Reauction), LLC (IAD-0452) 73 WYATT LN	Antenna/Equip/Imps	New for 2010
B	179-6244-001-004	New Cingular Wireless PCS, LLC (10006954) Wyatt Lane & Routes #735 & I-95	Antenna/Equip/Imps	
B	179-6218-001-001	Nextel Communications of the Mid-Atlantic, Inc (VA0481) Wyatt Lane (Rt. 735)	Antenna/Equip/Imps	
B	179-6691-001-001	T-Mobile License, LLC (7WAW172) 73 WYATT LANE	Antenna/Equip/Imps	New for 2002

005

167 Wyche Road Map 38-85

LRSN 23935

FCC# 1030038

B	179-6852-001-004	Cricket Licensee (Reauction), LLC (IAD-0536) 167 WYCHE RD	Antenna/Equip/Imps	New for 2010
B	179-6244-001-003	New Cingular Wireless PCS, LLC (10006966) 169 Wyche Road	Antenna/Equip/Imps	
B	179-6218-001-002	Nextel Communications of the Mid-Atlantic, Inc (VA0482) Wyche Road (State Rt. 702)	Antenna/Equip/Imps	
B	179-6691-001-003	T-Mobile License, LLC (7WAW171) 167 WYCHE ROAD	Antenna/Equip/Imps	New for 2002

006

21 Venture Drive Map 38-83E

LRSN 23931

FCC# 1222696

B	179-6201-001-006	APC PCS, LLC (WA33XC115) 21 Venture Drive	Antenna/Equip/Imps	
B	179-6601-001-017	Cellco Partnership (103708) OFF WYCHE RD	Antenna/Equip/Imps	New for 2010

007

129 Hartwood Road Map 35-41G

LRSN 22837

FCC# 1244030

B	179-6201-001-005	APC PCS, LLC (WA33XC118) 129 Hartwood Rd.	Antenna/Equip/Imps	
B	179-6691-001-004	T-Mobile License, LLC (7WAW188) 129 HARTWOOD ROAD	Antenna/Equip/Imps	New for 2003

008

39 Shelton Shop Road Map 19-74A

LRSN 3440

FCC# 1016485

B	179-6201-001-009	APC PCS, LLC (WA54XC859) 39 Shelton Shop Rd	Antenna/Equip/Imps	New for 2003
B	179-6601-001-010	Cellco Partnership (103738) 39 SHELTON SHOP RD	Antenna/Equip/Imps	New for 2006
B	179-6852-001-005	Cricket Licensee (Reauction), LLC (IAD-0535) COUNTY PLANT SHELTON'S SHOP RD	Antenna/Equip/Imps	New for 2010
B	179-6244-001-008	New Cingular Wireless PCS, LLC (10006944) 22554 Sheldon Shop Road	Antenna/Equip/Imps	
B	179-6218-001-027	Nextel Communications of the Mid-Atlantic, Inc (VA0763) 39 Shelton Shop Road	Antenna/Equip/Imps	New for 2010
B	179-6691-001-007	T-Mobile License, LLC	Antenna/Equip/Imps	New for 2003



(7WAW211) 39 SHELTON SHOP ROAD

009

**487 Lendall Lane
Map 53-5C**

LRSN 31445

FCC# 1221619

B	179-6201-001-002	APC PCS, LLC (WA33XC117) 487 Lendall Lane	Antenna/Equip/Imps	
B	179-6852-001-006	Cricket Licensee (Reauction), LLC (IAD-0350) 487 LENDALL LN	Antenna/Equip/Imps	New for 2010
B	179-6244-001-002	New Cingular Wireless PCS, LLC (10106249) 487 Lendall Lane	Antenna/Equip/Imps	
B	179-6218-001-007	Nextel Communications of the Mid-Atlantic, Inc (VA2156) 487 Lendall Lane	Antenna/Equip/Imps	
B	179-6691-001-010	T-Mobile License, LLC (7FBU047) 437 LENDALL LN	Antenna/Equip/Imps	New for 2006

010

**65 Cool Springs Road
Map 54E(2)13**

LRSN 33490

FCC# 1221633

B	179-6201-001-004	APC PCS, LLC (WA33XC158) 65 Cool Spring Road	Antenna/Equip/Imps	
B	179-6601-001-009	Cellco Partnership (103764) MCCARTHY'S CORNER	Antenna/Equip/Imps	New for 2006
B	179-6852-001-007	Cricket Licensee (Reauction), LLC (IAD-0351) 65 COOL SPRINGS RD	Antenna/Equip/Imps	New for 2010
B	179-6218-001-020	Nextel Communications of the Mid-Atlantic, Inc (VA5316) 65 Cool Springs Road	Antenna/Equip/Imps	New for 2008
B	179-6691-001-009	T-Mobile License, LLC (7FBU016) 65 COOL SPRING ROAD	Antenna/Equip/Imps	New for 2004

012

**20 Tower Lane
Map 28-30C**

LRSN 16918

FCC# 1233736

B	179-6201-001-013	APC PCS, LLC (WA54XC857) 20 Tower Lane	Antenna/Equip/Imps	New for 2004
B	179-6852-001-008	Cricket Licensee (Reauction), LLC (IAD-0537) 20 TOWER LN	Antenna/Equip/Imps	New for 2010

014

**151 Chriswood Lane
Map 27-4A**

LRSN 16321

FCC# 1013563

B	179-6201-001-019	APC PCS, LLC (WA54XC858) 91 Chriswood Ln	Antenna/Equip/Imps	New for 2006
B	179-6852-001-009	Cricket Licensee (Reauction), LLC (IAD-0455) 151 CHRISWOOD LN	Antenna/Equip/Imps	New for 2010
B	179-6244-001-019	New Cingular Wireless PCS, LLC (10103385) 151 Chriswood Lane	Antenna/Equip/Imps	New for 2009

015

**494 Hollywood Farm Road
Map 60-7A**

LRSN 39590

FCC# 1221632

B	179-6201-001-003	APC PCS, LLC (WA33XC023) 494 Hollywood Farm Rd.	Antenna/Equip/Imps	
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B	179-6601-001-006	Cellco Partnership (103916) 494 HOLLYWOOD FARM RD	Antenna/Equip/Imps	
B	179-6218-001-019	Nextel Communications of the Mid-Atlantic, Inc (VA5311) 494 Hollywood Farm Road	Antenna/Equip/Imps	New for 2006

016

54 McWhirt Loop Map 44-100A

LRSN 25846

FCC# 1055490

B	179-6852-001-010	Cricket Licensee (Reauction), LLC (IAD-0584) 54 MCWIRT LOOP	Antenna/Equip/Imps	New for 2010
B	179-6244-001-012	New Cingular Wireless PCS, LLC (10014523) 56 Mcwhirt Loop Road	Antenna/Equip/Imps	New for 2004
B	179-6218-001-008	Nextel Communications of the Mid-Atlantic, Inc (VA2157) 56 McWhirt	Antenna/Equip/Imps	
B	179-6691-001-005	T-Mobile License, LLC (7WAW187) 56 MCWHIRT LOOP	Antenna/Equip/Imps	New for 2003

017

128 Storck Road Map 25-30

LRSN 15779

FCC# 1244388

B	179-6201-001-010	APC PCS, LLC (WA54XC445) 88 Storck Rd	Antenna/Equip/Imps	New for 2003
B	179-6601-001-007	Cellco Partnership (103751) 88 STORCK RD	Antenna/Equip/Imps	New for 2003
B	179-6244-001-006	New Cingular Wireless PCS, LLC (10006970) 128 Storck Road	Antenna/Equip/Imps	New for 2003
B	179-6218-001-018	Nextel Communications of the Mid-Atlantic, Inc (VA2655) 88 Storck Rd.	Antenna/Equip/Imps	New for 2006
B	179-6691-001-008	T-Mobile License, LLC (7WAW189) 88 STORCK ROAD	Antenna/Equip/Imps	New for 2003

018

58 Greenbank Road Map 44-46C

LRSN 39915

A	179-6201-001-014	APC PCS, LLC (WA54XC856) Route 654 (Berea Church Rd.)	SST	New for 2004
A	179-6010-001-004	AT&T Corp. (VAK050*) Route 654 .2 miles south of Route 17 at Berea.	Relay Station	New for 2011

019

424 Eskimo Hill Road Map 38-134

LRSN 24011

FCC# 1229858

B	179-6201-001-011	APC PCS, LLC (WA54XC855) 422 Eskimo Hill Rd	Antenna/Equip/Imps	New for 2004
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020

25 Rectory Lane Map 22-18

LRSN 15147

FCC# 1228406

B	179-6201-001-012	APC PCS, LLC (WA54XC852) 25 Rectory Lane	Antenna/Equip/Imps	New for 2004
B	179-6852-001-011	Cricket Licensee (Reauction), LLC (IAD-0425) 25 RECTORY LN	Antenna/Equip/Imps	New for 2010

025

2344 Court House Road



B	179-6201-001-015	APC PCS, LLC (WA54XC854) 2344 Courthouse Rd.	Antenna/Equip/Imps	New for 2005
027				
	1253 White Oak Road			
B	179-6244-001-014	New Cingular Wireless PCS, LLC (10065967) 1257 White Oak Road	Antenna/Equip/Imps	New for 2005
029				
	1877 Garrisonville Road		FCC# 1238975	
	Map 9-11B			
B	179-6601-001-011	Cellco Partnership (114767) 1877 GARRISONVILLE RD	Antenna/Equip/Imps	New for 2008
B	179-6852-001-012	Cricket Licensee (Reauction), LLC (IAD-0357) 1877 GARRISONVILLE RD	Antenna/Equip/Imps	New for 2010
B	179-6244-001-016	New Cingular Wireless PCS, LLC (10041513) 1877 Garrisonville Road	Antenna/Equip/Imps	New for 2007
030				
	295 Heflin Road			
	Map 8-6B			
A	179-6201-001-016	APC PCS, LLC (WA54XC862) 295 Heflin Road	Tower	New for 2006
B	179-6244-001-017	New Cingular Wireless PCS, LLC (10067850) 295 Heflein Road	Antenna/Equip/Imps	New for 2006
032				
	80 Shover Lane		FCC# 1236054	
B	179-6201-001-017	APC PCS, LLC (WA54XC450) 30 Shover Lane	Antenna/Equip/Imps	New for 2004
033				
	2444 Poplar Road			
A	179-3055-001-007	Northern Virginia Electric Coop. District Office	Tower	New for 2006
B	179-6201-001-018	APC PCS, LLC (WA54XC879) 2444 Poplar Rd	Antenna/Equip/Imps	New for 2006
034				
	1485 Jefferson Davis Highway			
	Map 38-38			
B	179-6852-001-013	Cricket Licensee (Reauction), LLC (IAD-0352) 1475 JEFFERSON DAVIS HWY	Antenna/Equip/Imps	New for 2010
B	179-6244-001-022	New Cingular Wireless PCS, LLC (10096461) 1489 Jeff Davis Highway	Antenna/Equip/Imps	New for 2009
B	179-6218-001-015	Nextel Communications of the Mid-Atlantic, Inc (VA5315) 1489 Jefferson Davis Highway	Antenna/Equip/Imps	New for 2006
036				
	159 Skyline Drive		FCC# 1233760	



B 179-6201-001-020 **APC PCS, LLC** Antenna/Equip/Imps New for 2006
(WA54XC863) 159 Skyline Drive

043

75 Den Rich Road

B 179-6218-001-024 **Nextel Communications of the Mid-Atlantic, Inc** Antenna/Equip/Imps New for 2008
(VA5319) 75 Den Rich Road

047

122 Mountain Avenue

FCC# 1017263

B 179-6244-001-021 **New Cingular Wireless PCS, LLC** Antenna/Equip/Imps New for 2009
(10070906) 122 Mountain Avenue

051

100 Channel Cove

B 179-6691-001-011 **T-Mobile License, LLC** Antenna/Equip/Imps New for 2009
(7WAW261) 100 CHANNEL COVE

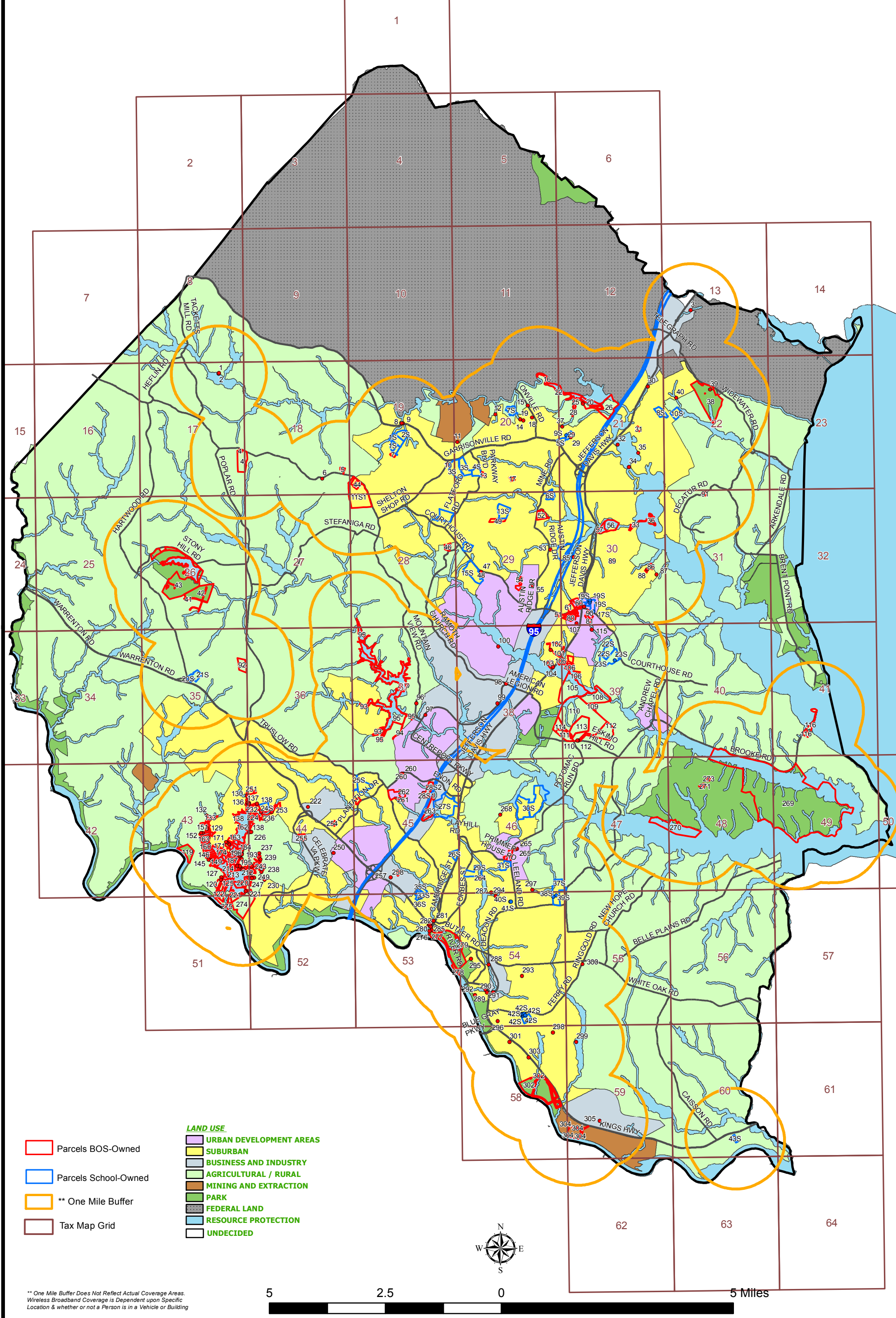
ADDITIONAL TOWER NOT ON FCC – September 2010 Listing

TOWERID	TOWER	HEIGHT	STRUCTYPE	ADDRESS
35-95	STAFFORD COUNTY	150		POPLAR RD
38-34C	MICROCELL MANAGEMENT	0		1190 RAMOTH CHURCH RD
40A-1-8K	BROCK	120		244 THORNY POINT RD
44-103C	VIRGINIA ELECTRIC & POWER COMPANY	195		INTERNATIONAL PKWY
46-93G		150	MONOPOLE	225 LEELAND RD
54-26B		150	MONOPOLE	39 SYNAN RD
54-45A		175	MONOPOLE	122 MOUNTAIN AVE
55-139G	NEWTON	0		67 MCCARTY RD
58-158B	MID ATLANTIC NETWORK	400		RABBIT RD
59-72C	SBA COMMUNICATIONS	0	SELF SUPPORT	20 MICHAEL SCOTT LN



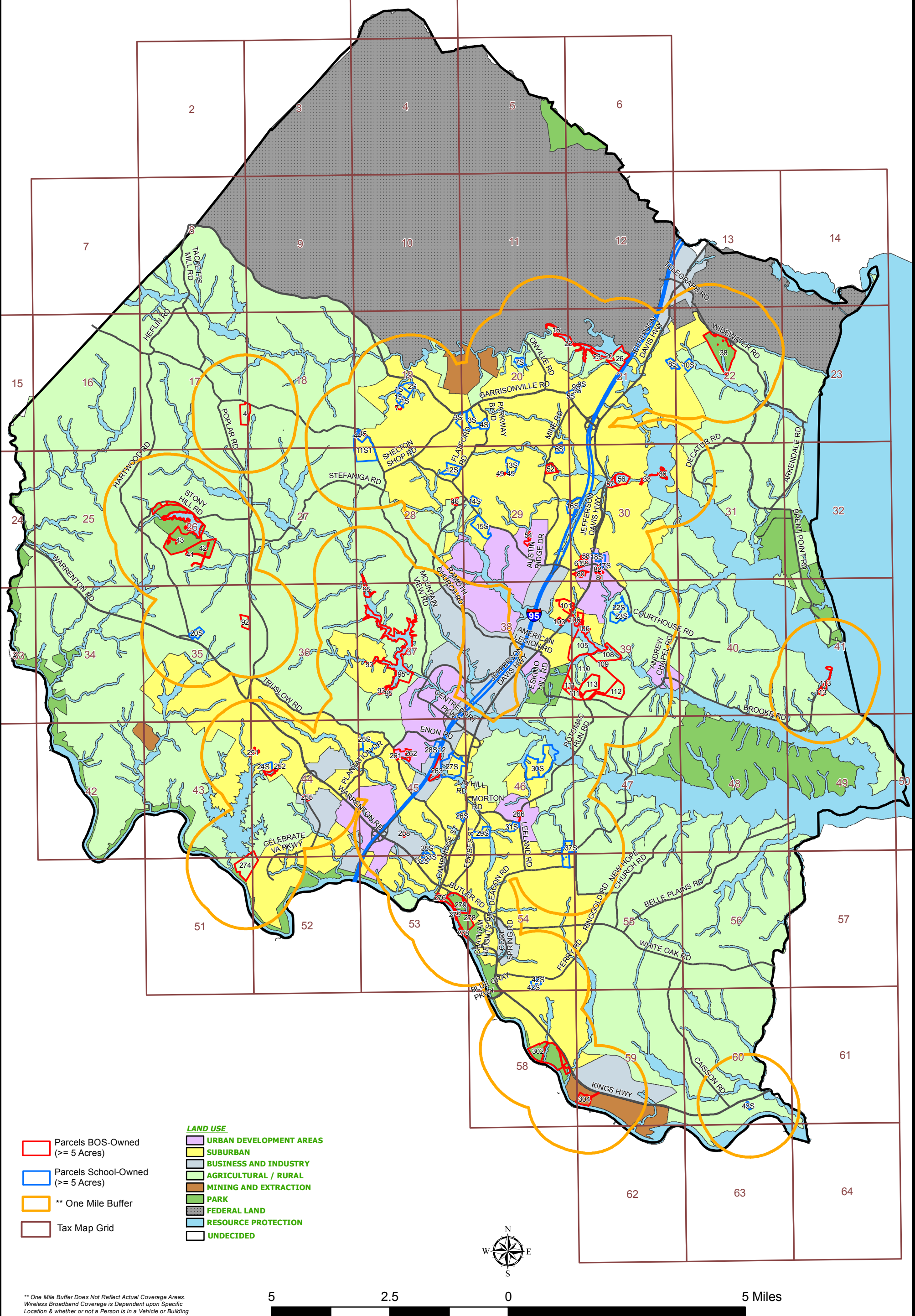
Figure 2

Telecommunications (County Owned Parcels)



** One Mile Buffer Does Not Reflect Actual Coverage Areas.
Wireless Broadband Coverage is Dependent upon Specific
Location & whether or not a Person is in a Vehicle or Building

Telecommunications (County Owned Parcels >= 5 Acres)



**** One Mile Buffer Does Not Reflect Actual Coverage Areas. Wireless Broadband Coverage is Dependent upon Specific Location & whether or not a Person is in a Vehicle or Building**

Stafford County Properties

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
1	8B G 18	46	Blizzard Court	Gifted Property	0.0000	COUNTY OF STAFFORD
2	8B G 19	44	Blizzard Court	Gifted Property	0.0000	COUNTY OF STAFFORD
3	13A 1 6A		No road frontage	Former Quantico Water Booster PS	0.0312	COUNTY OF STAFFORD
4	17 58F	21	Willomere Pond Road	Willowmere Park	55.5689	THE BOARD OF SUPERVISORS OF
5	18 64A	2288	Mountain View Road	Vista Woods Water Tank	3.2900	THE BOARD OF SUPERVISORS OF
6	18 74	2393	Mountain View Road	Willed to County	0.5000	COUNTY OF STAFFORD
7	19 35E		No road frontage	Vista Woods Park	5.7104	STAFFORD COUNTY
8	19 42C	1234	Garrisonville Road	Garrisonville Pump Station	0.3406	THE BOARD OF SUPERVISORS OF
9	19 44		Garrisonville Road	Garr. PS Road Frontage?	0.7690	COUNTY OF STAFFORD
10	19 74A	39	Shelton Shop Road	Shelton Shop Water Tank and Comm. Tower	1.4449	STAFFORD COUNTY VIRGINIA
11	19G 2 A	34	Joyce Street	Eastern View Pump Station	0.2509	BOARD OF SUPERVISORS OF STAFFORD
12	20 4C	412	Oakridge Drive	Country Ridge P'ump Station	0.1042	COUNTY OF STAFFORD
13	20 18	2001	Parkway Boulevard	John Porter Memorial Library	3.2430	THE BOARD OF SUPERVISORS OF
14	20 49K	22	Aquia Avenue	Old Barrett Hts. PS site ? (not used)	0.0200	COUNTY OF STAFFORD
15	20 50B	190	Onville Road	Ebenezer Church PS	0.0071	COUNTY OF STAFFORD
16	20 58D		No road frontage	Smith Lake Reservoir	5.7503	BOARD OF SUPERVISORS OF STAFFORD
17	20 117F	2	Northampton Boulevard	Woodlands Pool	3.7000	BOARD OF SUPERVISORS OF
18	20A 9A	3	Aquia Avenue	Old Water Booster PS site ? (not used)	0.0000	COUNTY OF STAFFORD
19	20R B	31	Ridgewood Drive	Glenwood Forest PS	0.0970	STAFFORD COUNTY
20	21 1A		No road frontage	Smith Lake Reservoir	21.5506	STAFFORD COUNTY BOARD OF
21	21 3		No road frontage	Smith Lake Reservoir	1.6567	COUNTY OF STAFFORD
22	21 4A		No road frontage	Smith Lake Reservoir	39.2744	COUNTY OF STAFFORD
23	21 5B		Doc Stone Road	Smith Lake Reservoir	8.7342	BOARD OF SUPERVISORS OF
24	21 5D		Doc Stone Road	Smith Lake Reservoir	3.8849	BOARD OF SUPERVISORS OF
25	21 5G		No road frontage	Smith Lake Reservoir	0.0905	BOARD OF SUPERVISORS OF
26	21 8A	370	Doc Stone Road	Smith Lake Park	74.7500	COUNTY OF STAFFORD
27	21 8H	354	Doc Stone Road	Smith Lake Water Treatment Plant	2.8663	BOARD OF SUPERVISORS OF
28	21 14D		No road frontage	Smith Lake Reservoir	1.5661	BOARD OF SUPERVISORS OF
29	21 65J		Staffordboro Blvd	Moncure Water Tank	1.8930	BOARD OF SUPERVISORS OF STAFFORD
30	21 109A	3528	Jefferson Davis Highway	Potomac Hills VFD Co 10	1.0000	COUNTY OF STAFFORD
31	21 154	154	Telegraph Road	Carl Lewis Community Center	3.4000	BOARD OF SUPERVISORS OF STAFFORD
32	21 167A	3200	Jefferson Davis Highway	Aquia Creek Pump Station	0.1560	COUNTY OF STAFFORD
33	21B 1066	156	Starboard Cove	Government Island	5.5490	COUNTY OF STAFFORD VIRGINIA
34	21B 1132A	1441	Aquia Drive	Aquia Pump Station @ Bridge	0.0284	BOARD OF SUPERVISORS OF
35	21B 1237	2052	Aquia Drive	new site for Aquia PS @ Dewey Dr	0.3857	COUNTY OF STAFFORD
36	21B 2803		No road frontage	Government Island	17.3890	THE BOARD OF SUPERVISORS OF THE
37	21L 1 A1		Juggins Road	Perry Farm PS	0.0762	COUNTY OF STAFFORD
38	22 18	25	Rectory Lane (really Chopawamsic Parkway)	Patawomeck Park	179.2438	THE BOARD OF SUPERVISORS OF
39	22 18C	25	Rectory Lane (really Chopawamsic Parkway)	Patawomeck Park	0.2298	THE BOARD OF SUPERVISORS OF
40	22D 2A C	14	Barclay Lane	Stonebridge @ Widewater PS	0.2487	STAFFORD COUNTY
41	26 24A		No road frontage	Curtis Park	11.7500	STAFFORD COUNTY VIRGINIA

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
88	30H B	65	Twin Oaks Drive	Purchased Property	0.1064	COUNTY OF STAFFORD
89	30S 2 D	19	Jason Lane	Stone River Water Tank	1.2426	THE BOARD OF SUPERVISORS
90	30U 1 201	2124	Jefferson Davis Highway 201	Stafford Satellite Offices	0.0000	BOARD OF SUPERVISORS
91	31 80	485	Decatur Road	Gifted Property	2.0000	STAFFORD COUNTY
92	35 95	399T	Poplar Road	Glendie Tower	33.0000	COUNTY OF STAFFORD
93	37 11		Hulls Chapel Road	Abel Lake Reservoir and WTF	6.1600	COUNTY OF STAFFORD
94	37 31C		Moorwood Drive	Portion of access road to Abel Lake Water Treatment Facility Potomac Run	1.3705	BOARD OF SUPERVISORS STAFFORD CO
95	37 42C	121	Moorwood Drive	Abel Lake Reservoir and WTF	245.6658	COUNTY OF STAFFORD
96	37 74M	728	Mountain View Road	Mt. View Rd. Water Booster PS	0.0566	COUNTY OF STAFFORD
97	37 74Q			Water Pumping Booster Station	0.1650	COUNTY OF STAFFORD VIRGINIA
98	38 33A		Ramouth Church Road	Future Street Dedication Route 628	0.0281	BOARD OF SUPERVISORS OF STAFFORD
99	38 33B		Centreport Pkwy/Aviation Way	drainage easement	0.2790	BOARD OF SUPERVISORS OF STAFFORD
100	38 69A		Powhatan Trail	Upper Accokeek Pump Station	0.8724	COUNTY OF STAFFORD VIRGINIA
101	38 86A		Wyche Road	Future Utilities Complex site	37.5992	COUNTY OF STAFFORD
102	38 86C		Wyche Road	Future Utilities Complex site	1.0100	COUNTY OF STAFFORD VIRGINIA
103	38 94	1739	Jefferson Davis Highway	Rower Complex	8.1600	COUNTY OF STAFFORD
104	38 94C		Jefferson Davis Highway	Pump Station	0.2500	COUNTY OF STAFFORD
105	39 22		No road frontage	Regional Landfill	129.4660	BOARD OF SUPERVISORS
106	39 17B	1800	Jefferson Davis Highway	Accokeek	44.8700	BOARD OF SUPERVISORS
107	39 1A		Clark Hill Road	Courthouse Water Tank	0.0000	COUNTY OF STAFFORD
108	39 23		No road frontage	Future site of Civil War Park	87.0400	BOARD OF SUPERVISORS & CITY OF FBG
109	39 24		No road frontage	Regional Landfill	11.2700	BOARD OF SUPERVISORS & CITY OF FBG
110	39 26		Eskimo Hill Road	Green Ridge TR	305.8000	BOARD OF SUPERVISORS & CITY OF FBG
111	39 26A	489	Eskimo Hill Road	Animal Shelter	28.0648	COUNTY OF STAFFORD
112	39 26B		Eskimo Hill Road	Regional Landfill	71.3390	BOARD OF SUPERVISORS & CITY OF FBG
113	39 26C	481	Eskimo Hill Road	Regional Landfill	75.0000	BOARD OF SUPERVISORS & CITY OF FBG
114	39 26D		Eskimo Hill Road	Regional Landfill	32.0000	BOARD OF SUPERVISORS & CITY OF FBG
115	39P 2		Care Lane	Utilities station of some sort	0.0910	COUNTY OF STAFFORD VIRGINIA
116	41 6	2846	Brooke Road	Aquia Landing	32.2120	COUNTY OF STAFFORD
117	43 32A1		Undev. Sect. of Rocky Run Rd	Rocky Pen Reservoir	31.7323	STAFFORD COUNTY BOS
118	43 33A1		Undev. Sect. of Rocky Run Rd	Rocky Pen Reservoir	6.2860	STAFFORD COUNTY BOS
119	43 22B	25	Old Banks Road	Rocky Pen Reservoir	40.6100	COUNTY OF STAFFORD
120	43 26A		No road frontage Old Banks	Rocky Pen Reservoir	0.0900	COUNTY OF STAFFORD
121	43 26B		No road frontage Old Banks	Rocky Pen Reservoir	7.8200	COUNTY OF STAFFORD
122	43 27		No road frontage Old Banks	Rocky Pen Reservoir	18.5270	STAFFORD COUNTY BOARD OF
123	43 27A		No road frontage Old Banks	Rocky Pen Reservoir	8.7700	STAFFORD COUNTY BOARD OF
124	43 28		No road frontage Old Banks	Rocky Pen Reservoir	18.6022	STAFFORD CO BOARD OF SUPERVISORS
125	43 29		No road frontage Old Banks	Rocky Pen Reservoir	7.8200	STAFFORD CO BOARD OF SUPERVISORS
126	43 30	130	Hassle Lane	Rocky Pen Reservoir	3.0000	COUNTY OF STAFFORD
127	43 30B		No road frontage	Rocky Pen Reservoir	1.2048	BOARD OF SUPERVISORS OF
128	43 31A		No road frontage	Rocky Pen Reservoir	1.1402	BOARD OF SUPERVISORS OF STAFFORD
129	43 35A1		No road frontage	Rocky Pen Reservoir	0.2696	STAFFORD COUNTY VIRGINIA

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
130	43 62B		Midpoint of Village Parkway	Rocky Pen Reservoir	1.9565	BOARD OF SUPERVISORS OF STAFFORD
131	43 69A1		No road frontage	Rocky Pen Reservoir	1.1200	COUNTY OF STAFFORD VIRGINIA
132	43 69A2		No road frontage	Rocky Pen Reservoir	0.1161	COUNTY OF STAFFORD VIRGINIA
133	43 70A1		No road frontage	Rocky Pen Reservoir	6.1626	STAFFORD COUNTY VIRGINIA
134	43 70B		No road frontage	Rocky Pen Reservoir	4.0465	STAFFORD COUNTY VIRGINIA
135	43 72 A1		No road frontage	Rocky Pen Reservoir	8.4987	STAFFORD COUNTY VIRGINIA
136	43 72A		No road frontage	Rocky Pen Reservoir	0.6525	STAFFORD COUNTY VIRGINIA
137	43 72B		No road frontage	Rocky Pen Reservoir	0.0766	STAFFORD COUNTY VIRGINIA
138	43 73A		No road frontage	Rocky Pen Reservoir	71.9305	BOARD OF SUPERVISORS OF STAFFORD
139	43 74 10	466	Rocky Run Road	Rocky Pen Reservoir	5.1165	COUNTY OF STAFFORD
140	43 74 11		Rocky Run Road	Rocky Pen Reservoir	6.7638	BOARD OF SUPERVISORS OF STAFFORD CO
141	43 74 12		Rocky Run Road	Rocky Pen Reservoir	7.0431	BOARD OF SUPERVISORS OF
142	43 74 13		Rocky Run Road	Rocky Pen Reservoir	6.0759	BOARD OF SUPERVISORS OF STAFFORD
143	43 74 14A		No road frontage	Rocky Pen Reservoir	1.6029	BOARD OF SUPERVISORS OF STAFFORD
144	43 74 14D		No road frontage	Rocky Pen Reservoir	3.3051	BOARD OF SUPERVISORS OF STAFFORD
145	43 74 15B		No road frontage	Rocky Pen Reservoir	0.1443	STAFFORD VIRGINIA ATTORNEYS OFFICE
146	43 74 15C		No road frontage	Rocky Pen Reservoir	0.0521	STAFFORD VIRGINIA ATTORNEYS OFFICE
147	43 74 16	378	Rocky Run Road	Rocky Pen Reservoir	5.0233	COUNTY OF STAFFORD VIRGINIA
148	43 74 17	364	Rocky Run Road	Rocky Pen Reservoir	5.2264	INDUSTRIAL DEVELOPMENT AUTHORITY
149	43 74 18	304	Rocky Run Road	Rocky Pen Reservoir	5.3238	INDUSTRIAL DEVELOPMENT AUTHORITY
150	43 74 1A		No road frontage	Rocky Pen Reservoir	1.2806	STAFFORD VIRGINIA ATTORNEYS OFFICE
151	43 74 2C		No road frontage	Rocky Pen Reservoir	0.0594	STAFFORD VIRGINIA ATTORNEYS OFFICE
152	43 74 2D		No road frontage	Rocky Pen Reservoir	0.5180	STAFFORD VIRGINIA ATTORNEYS OFFICE
153	43 74 2E		No road frontage	Rocky Pen Reservoir	2.8038	STAFFORD COUNTY ATTORNEY'S OFFICE
154	43 74 3	532	Rocky Run Road	Rocky Pen Reservoir	8.1038	COUNTY OF STAFFORD
155	43 74 4	520	Rocky Run Road	Rocky Pen Reservoir	6.9576	COUNTY OF STAFFORD VIRGINIA
156	43 74 5B		No road frontage	Rocky Pen Reservoir	3.4100	BOARD OF SUPERVISORS OF STAFFORD CO
157	43 74 6	504	Rocky Run Road	Rocky Pen Reservoir	2.0000	BOARD OF SUPERVISORS OF STAFFORD CO
158	43 74 6A		No road frontage	Rocky Pen Reservoir	3.0659	BOARD OF SUPERVISORS OF STAFFORD CO
159	43 74 7	494	Rocky Run Road	Rocky Pen Reservoir	5.0312	COUNTY OF STAFFORD
160	43 74 8	482	Rocky Run Road	Rocky Pen Reservoir	5.0553	COUNTY OF STAFFORD
161	43 74 9	478	Rocky Run Road	Rocky Pen Reservoir	5.0763	COUNTY OF STAFFORD VIRGINIA
162	43 74 A1		No road frontage	Rocky Pen Reservoir	43.5004	STAFFORD COUNTY BOS
163	43 75A		No road frontage	Rocky Pen Reservoir	18.0500	BOARD OF SUPERVISORS OF STAFFORD
164	43 76 2 10	92	Berea Woods Drive	Rocky Pen Reservoir	4.7200	COUNTY OF STAFFORD VA
165	43 76 2 11	106	Berea Woods Drive	Rocky Pen Reservoir	5.0282	COUNTY OF STAFFORD VIRGINIA
166	43 76 2 12	114	Berea Woods Drive	Rocky Pen Reservoir	4.8200	COUNTY OF STAFFORD
167	43 76 2 13	130	Berea Woods Drive	Rocky Pen Reservoir	5.1436	BOARD OF SUPERVISORS OF VIRGINIA
168	43 76 2 14A		No road frontage	Rocky Pen Reservoir	2.3909	STAFFORD COUNTY BOS
169	43 76 2 15	129	Berea Woods Drive	Rocky Pen Reservoir	4.8050	COUNTY OF STAFFORD
170	43 76 2 16	109	Berea Woods Drive	Rocky Pen Reservoir	1.7530	COUNTY OF STAFFORD VIRGINIA
171	43 76 2 16B	90	Berea Woods Drive	Rocky Pen Reservoir	3.0158	COUNTY OF STAFFORD VIRGINIA
172	43 76 2 17	81	Berea Woods Drive	Rocky Pen Reservoir	4.7768	COUNTY OF STAFFORD VIRGINIA
173	43 76 2 18	65	Berea Woods Drive	Rocky Pen Reservoir	4.7500	COUNTY OF STAFFORD VIRGINIA
174	43 76 2 19	72	Berea Woods Drive	Rocky Pen Reservoir	5.0000	BOARD OF SUPERVISORS OF STAFFORD

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
175	43 76 2 1B	55	Burgess Lane	Rocky Pen Reservoir	4.8162	COUNTY OF STAFFORD
176	43 76 2 2		Burgess Lane	Rocky Pen Reservoir	6.3521	BOARD OF SUPERVISORS OF STAFFORD
177	43 76 2 20		Burgess Lane	Rocky Pen Reservoir	5.4000	BOARD OF SUPERVISORS OF STAFFORD
178	43 76 2 21	6	Berea Woods Drive	Rocky Pen Reservoir	5.0000	COUNTY OF STAFFORD VA
179	43 76 2 22	22	Berea Woods Drive	Rocky Pen Reservoir	5.0000	COUNTY OF STAFFORD VIRGINIA
180	43 76 2 23	30	Berea Woods Drive	Rocky Pen Reservoir	4.7429	STAFFORD COUNTY VIRGINIA
181	43 76 2 24	55	Brookview Lane	Rocky Pen Reservoir	4.4771	BOARD OF SUPERVISORS STAFFORD CO
182	43 76 2 3		Burgess Lane Culdesac	Rocky Pen Reservoir	6.2642	BOARD OF SUPERVISORS OF
183	43 76 2 4B		No road frontage	Rocky Pen Reservoir	0.2539	COUNTY OF STAFFORD VIRGINIA
184	43 76 2 4C		No road frontage	Rocky Pen Reservoir	0.1796	COUNTY OF STAFFORD VIRGINIA
185	43 76 2 4D		No road frontage	Rocky Pen Reservoir	0.1532	COUNTY OF STAFFORD VIRGINIA
186	43 76 2 4E		No road frontage	Rocky Pen Reservoir	0.0048	COUNTY OF STAFFORD VIRGINIA
187	43 76 2 5		No road frontage	Rocky Pen Reservoir	10.8041	COUNTY OF STAFFORD VIRGINIA
188	43 76 2 6	56	Brookview Lane	Rocky Pen Reservoir	5.0111	BOARD OF SUPERVISORS OF STAFFORD
189	43 76 2 7	63	Brookeview Lane	Rocky Pen Reservoir	4.8790	BOARD OF SUPERVISORS OF STAFFORD
190	43 76 2 8	52	Brookview Lane	Rocky Pen Reservoir	1.7344	BOARD OF SUPERVISORS OF STAFFORD
191	43 76 2 8B		No road frontage	Rocky Pen Reservoir	3.1460	BOARD OF SUPERVISORS
192	43 76 2 9B		No road frontage	Rocky Pen Reservoir	0.5726	BOARD OF SUPERVISORS OF STAFFORD
193	43 76D1		No road frontage	Rocky Pen Reservoir	0.7090	STAFFORD COUNTY ATTORNEY'S OFFICE
194	43 76E1		No road frontage	Rocky Pen Reservoir	0.5407	BOARD OF SUPERVISORS OF STAFFORD
195	43 76F1		No road frontage	Rocky Pen Reservoir	0.7736	STAFFORD COUNTY ATTORNEY'S OFFICE
196	43 76F2		No road frontage	Rocky Pen Reservoir	0.0025	STAFFORD COUNTY ATTORNEY'S OFFICE
197	43 76G	214	Rocky Run Road	Rocky Pen Reservoir	3.1510	BOARD OF SUPERVISORS OF STAFFORD
198	43 76H1		No road frontage	Rocky Pen Reservoir	1.0120	BOARD OF SUPERVISORS OF STAFFORD
199	43 76J	256	Rocky Run Road	Rocky Pen Reservoir	1.3010	COUNTY OF STAFFORD VA
200	43 76K	266	Rocky Run Road	Rocky Pen Reservoir	3.0660	COUNTY OF STAFFORD VA
201	43 76L	272	Rocky Run Road	Rocky Pen Reservoir	3.0210	COUNTY OF STAFFORD VA
202	43 76N1		No road frontage	Rocky Pen Reservoir	3.7000	BOARD OF SUPERVISORS OF STAFFORD
203	43 76P1		No road frontage	Rocky Pen Reservoir	2.0090	STAFFORD COUNTY ATTORNEY'S OFFICE
204	43 76Q1		No road frontage	Rocky Pen Reservoir	1.9770	BOARD OF SUPERVISORS OF STAFFORD
205	43 76R	245	Rocky Run Road	Rocky Pen Reservoir	3.5700	COUNTY OF STAFFORD VIRGINIA
206	43 76S	251	Rocky Run Road	Rocky Pen Reservoir	5.5000	COUNTY OF STAFFORD
207	43 76T		Rocky Run Road	Rocky Pen Reservoir	3.9000	COUNTY OF STAFFORD
208	43 76U	265	Rocky Run Road	Rocky Pen Reservoir	3.0000	COUNTY OF STAFFORD VIRGINIA
209	43 76V		Rocky Run Road	Rocky Pen Reservoir	16.5000	BOARD OF SUPERVISORS OF STAFFORD
210	43 76Y	244	Rocky Run Road	Rocky Pen Reservoir	1.2290	COUNTY OF STAFFORD
211	43 77	235	Rocky Run Road	Rocky Pen Reservoir	2.7090	COUNTY OF STAFFORD VIRGINIA
212	43 77A1		No road frontage	Rocky Pen Reservoir	1.6370	COUNTY OF STAFFORD VIRGINIA
213	43 77A2		No road frontage	Rocky Pen Reservoir	0.6410	COUNTY OF STAFFORD VIRGINIA
214	43 77C	239	Rocky Run Road	Rocky Pen Reservoir	0.5000	COUNTY OF STAFFORD VIRGINIA
215	43 77D		No road frontage	Rocky Pen Reservoir	1.2480	COUNTY OF STAFFORD VIRGINIA

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
216	43 77E		No road frontage	Rocky Pen Reservoir	0.7110	COUNTY OF STAFFORD
217	43 77F		No road frontage	Rocky Pen Reservoir	0.2010	COUNTY OF STAFFORD
218	43 77G		No road frontage	Rocky Pen Reservoir	0.1270	COUNTY OF STAFFORD VIRGINIA
219	43 79		No road frontage	Rocky Pen Reservoir	57.0000	COUNTY OF STAFFORD
220	43 80A		No road frontage	Rocky Pen Reservoir	3.3000	BOARD OF SUPERVISORS OF STAFFORD
221	43 81A		No road frontage	Rocky Pen Reservoir	51.7454	COUNTY OF STAFFORD VIRGINIA
222	44 104N	976	Warrenton Road	Berea Water Tower	0.2296	STAFFORD COUNTY
223	44 11A		No road frontage	Rocky Pen Reservoir	5.2311	COUNTY OF STAFFORD VIRGINIA
224	44 12A		No road frontage	Rocky Pen Reservoir	4.6785	COUNTY OF STAFFORD VIRGINIA
225	44 13C		No road frontage	Rocky Pen Reservoir	5.3271	COUNTY OF STAFFORD VIRGINIA
226	44 13D		No road frontage	Rocky Pen Reservoir	0.4744	COUNTY OF STAFFORD VIRGINIA
227	44 17B		No road frontage	Rocky Pen Reservoir	10.4050	COUNTY OF STAFFORD
228	44 18B		No road frontage	Rocky Pen Reservoir	16.4542	COUNTY OF STAFFORD
229	44 18C		No road frontage	Rocky Pen Reservoir	2.1200	STAFFORD COUNTY VIRGINIA
230	44 19B	404	Greenbank Road	Rocky Pen Reservoir	0.1050	STAFFORD COUNTY VIRGINIA
231	44 49C	230	Stafford Lakes Parkway	Future Fire Station	5.0000	BOARD OF SUPERVISORS OF THE COUNTY
232	44 6C		No road frontage	Rocky Pen Reservoir	0.0446	BOARD OF SUPERVISORS OF STAFFORD
233	44 7A		Reservoir Road	Stafford Lakes Village Library Site	4.0000	BOARD OF SUPERVISORS OF STAFFORD
234	44 7C		No road frontage	Rocky Pen Reservoir	1.4963	COUNTY OF STAFFORD VIRGINIA
235	44 8		No road frontage	Rocky Pen Reservoir	8.3333	COUNTY OF STAFFORD
236	44 9B		No road frontage	Rocky Pen Reservoir	0.0794	BOARD OF SUPERVISORS OF STAFFORD
237	44H 11A		No road frontage	Rocky Pen Reservoir	0.4700	COUNTY OF STAFFORD VIRGINIA
238	44J 13B	3	Walnut Grove Drive	Rocky Pen Reservoir	0.5643	COUNTY OF STAFFORD VIRGINIA
239	44J 15B	5	Walnut Grove Drive	Rocky Pen Reservoir	0.3479	BOARD OF SUPERVISORS OF
240	44J 16B	6	Walnut Grove Drive	Rocky Pen Reservoir	1.8951	BOARD OF SUPERVISORS OF
241	44J 17	50	Walnut Grove Drive	Rocky Pen Reservoir	5.2259	BOARD OF SUPERVISORS OF
242	44J 18	31	Walnut Grove Drive	Rocky Pen Reservoir	5.5145	BOARD OF SUPERVISORS OF
243	44J 19B	30	Grove Lane	Rocky Pen Reservoir	0.6093	STAFFORD COUNTY BOARD
244	44J 20B		No road frontage	Rocky Pen Reservoir	3.9018	BOARD OF SUPERVISORS OF STAFFORD
245	44J 21B		No road frontage	Rocky Pen Reservoir	2.8277	BOARD OF SUPERVISORS OF STAFFORD
246	44J 21C		No road frontage	Rocky Pen Reservoir	0.0505	BOARD OF SUPERVISORS OF STAFFORD
247	44J 22A		Greenbank Road	Rocky Pen Reservoir	0.4080	COUNTY OF STAFFORD VA
248	44J 22B		No road frontage	Rocky Pen Reservoir	1.8581	COUNTY OF STAFFORD VA
249	44J 23B		No road frontage	Rocky Pen Reservoir	0.5701	BOARD OF SUPERVISORS OF STAFFORD CO
250	44N 2 12		Powell Lane	Heritage Commerce Center PS	0.2296	COUNTY OF STAFFORD
251	44R CC		Village Parkway	Regional SWM Pond	10.6041	COUNTY OF STAFFORD
252	44R H		End of Stafford Lakes Parkway	Regional SWM Pond	15.9861	COUNTY OF STAFFORD VIRGINIA
253	44R H1		Across from 250 Stafford Lake Parkway	Pump Station	0.6668	COUNTY OF STAFFORD VIRGINIA
254	44V B	20	Sebring Drive	Berea Fire & Rescue Co 12	4.9040	COUNTY OF STAFFORD
255	44W 5A		Celebrate Virginia Parkway	Gifted Property	7.8300	COUNTY OF STAFFORD
256	45 14F	806	Lyons Boulevard/Plantation Dr.	England Run Library	6.2807	THE BOARD OF SUPERVISORS OF
257	45 51C	41	RV Pkwy	Bandy Tank & Water Booster PS	0.2296	COUNTY OF STAFFORD
258	45 98	47	RV Pkwy	Former County Dump	5.8000	COUNTY OF STAFFORD
259	45 127B	405	Enon Road	Abel Lake	2.7021	STAFFORD COUNTY VIRGINIA
260	45 127C	411	Enon Road	Abel Lake Water Tank	2.9159	STAFFORD COUNTY VIRGINIA

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
261	45 127G	750	Truslow Road	Musselman Park	28.7612	COUNTY OF STAFFORD
262	45 127K	750	Truslow Road	Musselman Park	12.0583	COUNTY OF STAFFORD
263	45 220K	75	Stafford Indians Lane	Chichester Park	38.7254	COUNTY OF STAFFORD VIRGINIA
264	46 45A	230	Anderson Drive	Former site of Mt. Pleasant Lagoon	2.4580	STAFFORD COUNTY VIRGINIA
265	46 92C		Rice Road		0.0930	COUNTY OF STAFFORD
266	46 93D	225	Leeland	Commuter Lot Station Leeland Rd	6.4037	BOARD OF SUPERVISORS OF STAFFORD
267	46 93E	106	Primmer House Road	Proffered Future Library Site	3.0006	COUNTY OF STAFFORD VIRGINIA
268	46G 1 49	47	Willowbranch Place	Hickory Ridge Pump Station	0.2296	COUNTY OF STAFFORD VIRGINIA
269	48 1A		Brook Road	Crow's Nest	1653.2800	COMMONWEALTH OF VIRGINIA & CO OF STAFFORD
270	48 1C		Brook Road	Crow's Nest	117.0200	COMMONWEALTH OF VIRGINIA & CO OF STAFFORD
271	49D A 13		No road frontage	Crows Nest Harbor Sub	2.0522	COUNTY OF STAFFORD
272	49D A 14		No road frontage	Crows Nest Harbor Sub	2.3334	COUNTY OF STAFFORD
273	49D A 30		No road frontage	Crows Nest Harbor Sub	2.3873	COUNTY OF STAFFORD
274	51 1	440	Greenbank Road	Rocky Pen Run Reservoir	100.0000	STAFFORD COUNTY VIRGINIA
275	51 2	500	Greenbank Road	Rocky Pen Run Reservoir	59.3900	COUNTY OF STAFFORD
276	53 113	401	River Road	Historic Port of Falmouth (formerly known as Falmouth Waterfront Park)	12.6924	STAFFORD COUNTY VIRGINIA
277	53 114A	300	River Road	River Road Pump Station	1.7939	COUNTY OF STAFFORD
278	53 116	120	River Road	John Lee Pratt Memorial Park	65.8445	STAFFORD COUNTY VIRGINIA
279	53 119	80	Butler Road	St. Clair Brooks Park, Grizzle Center and River Road Park	99.9199	STAFFORD COUNTY VIRGINIA
280	53D 1 36	103	Gordon Lane	Counting House	0.4109	COUNTY OF STAFFORD
281	53D 1 66	103	Cambridge Street	Accidental burn	0.3300	COUNTY OF STAFFORD
282	53D 1 78	123	West Cambridge Street	Historical Magistrate Office	0.0000	COUNTY OF STAFFORD
283	53D 1 83A		Washington Street	Access to Falls Run Pump Station	0.3768	BOARD OF SUPERVISORS OF STAFFORD
284	53D 1 84C		Washington Street	Falls Run Pump Station	0.0769	COUNTY OF STAFFORD
285	53D 1 84G		Washington Street	Access to Falls Run Pump Station	0.2479	BOARD OF SUPERVISORS OF STAFFORD
286	53D 1 84J		Washington Street	Sewer Easement to Falls Run PS	0.0000	COUNTY OF STAFFORD VIRGINIA
287	54 20A		Sutter Drive	Future Pump Station	0.0138	COUNTY OF STAFFORD
288	54 68A		Cool Spring Road	Former PS site on Cool Spring Road	0.0241	COUNTY OF STAFFORD
289	54 68C		Naomi Road	Cedar Bluff Pump Station	0.5142	BOARD OF SUPERVISORS OF THE COUNTY
290	54 74	146	Cool Spring Road	Claiborne Run Pump Station	0.8380	COUNTY OF STAFFORD
291	54 79B	79	Naomi Road	Old Route 3 Pump Station (still used)	0.0240	COUNTY OF STAFFORD
292	54 90D	599	Shaw Ct	F'burg/Stafford Water Booster PS	0.1263	STAFFORD COUNTY
293	54 112B	400	Phillips Street	Old Town & Country PS site (no longer used)	0.0207	COUNTY OF STAFFORD
294	54A 4 P3A		No road frontage	Old Highland Homes PS site ?	0.0207	COUNTY OF STAFFORD
295	54F 13 1 8	405	Chatham Square Office Park	Chatham Office Park Complex	0.3085	COUNTY OF STAFFORD
296	54J 1A2 11E	19	Mt. Vernon Avenue	Ferry Farm (Mt. Vernon Ave.) PS	0.0276	COUNTY OF STAFFORD
297	54R 1 A		Eastern View Drive	Old Leeland Hts. PS site (not used)	0.0207	BOARD OF SUPERVISORS OF STAFFORD
298	54W 2 B	52	Clairion Drive	Sweetbriar Woods PS	0.2578	STAFFORD COUNTY
299	54X 7 B	61	Rubins Walk	Argyle Hills Pump Station	0.3310	STAFFORD COUNTY
300	55 60A	9	Ferry Road	Ferry Road Water Tank	0.3500	COUNTY OF STAFFORD
301	58 5D	410	Kings Highway	Hoof & Claw PS	0.0775	COUNTY OF STAFFORD
302	58 35A	75	James Ashby Lane	Duff McDuff Green Park	58.6487	BOARD OF SUPERVISORS
303	58B 1A 8A	100	Rumford Road	Tylerton (Rumford Rd.) PS	0.0207	COUNTY OF STAFFORD

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
304	59 72C	952	Kings Highway	Little Falls Wastewater Treatment Plant Complex & Boat Launch	39.9950	BOARD OF SUPERVISORS OF
305	59C 1 E		No road frontage	Sherwood Forest Farm PS	0.4132	COUNTY OF STAFFORD VIRGINIA

School Owned Properties

Map Key #	Parcel ID	Street #	Street Name	Site Known As	Acreage	Owner
1S	19 35A	100	Wood Drive	AG Wright Middle School/Garrisonville Elementary	50.2091	STAFFORD COUNTY SCHOOL BOARD
2S	19 35D	50	Wood Drive	Rockhill Elementary	51.2091	STAFFORD COUNTY SCHOOL BOARD
3S	20 13	839	Garrisonville Road	North Stafford High	88.5000	STAFFORD COUNTY SCHOOL BOARD
4S	20 20B	2000	Parkway Boulevard	Park Ridge Elementary	20.0000	STAFFORD COUNTY SCHOOL BOARD
5S	20 136A	75	Moncure Lane	Anne E. Moncure Elementary	10.0000	STAFFORD COUNTY SCHOOL BOARD
6S	20P 1A S2	107	Northampton Boulevard	Hampton Oaks Elementary	18.7618	STAFFORD COUNTY SCHOOL BOARD
7S	20RR 3	150	Duffey Drive	Kate Waller Barrett Elementary	20.5130	STAFFORD COUNTY SCHOOL BOARD
8S	21 145A	320	Telegraph Road	Shirley C. Heim Middle School	22.0125	STAFFORD COUNTY SCHOOL BOARD
9S	21 65F	244	Garrisonville Road	Anne Moncure Elementary	8.5540	STAFFORD COUNTY SCHOOL BOARD
10S	22 19J	101	Den Rich Road	Widewater Elementary	22.4395	STAFFORD COUNTY SCHOOL BOARD
11S1	28 9	2135	MOUNTAIN VIEW RD	Mountain View High	128.4283	BOARD OF SUPERVISORS OF STAFFORD
11S2	28 9	2125	MOUNTAIN VIEW RD	Margaret Brent Elementary		BOARD OF SUPERVISORS OF STAFFORD
12S	28 116E	75	Walpole Street	Rodney Thompson Middle	43.6774	THE SCHOOL BOARD OF STAFFORD CO VA
13S	29 5H	800	Eustace Road	HH Poole Middle	36.6240	COUNTY SCHOOL BOARD OF STAFFORD CO
14S	29 17A	475	Winding Creek Road	Winding Creek Elementary	20.8924	STAFFORD COUNTY SCHOOL BOARD
15S	29 27A	550	Courthouse Road	Colonial Forge High	62.9271	COUNTY SCHOOL BOARD OF STAFFORD
16S	29 60B	60	Gallery Road	Anthony Burns Elementary School	38.5712	STAFFORD COUNTY SCHOOL BOARD
17S	30 80	1349	Courthouse Road	Stafford Elementary	15.8670	STAFFORD COUNTY SCHOOL BOARD
18S	30 83	31	Stafford Avenue	Alvin York Bandy Complex	9.5472	SCHOOL BOARD OF STAFFORD COUNTY
19S	30A 3 22	18-22	Stafford Avenue	AYBAC & CCC Parking	0.0000	BOARD OF SUPERVISORS OF STAFFORD
20S	35 58C	14	Shackelford Well Road	Hartwood Elementary	29.3084	STAFFORD COUNTY SCHOOL BOARD
21S	35 58V	14	Shackelford Well Road	Well Lot	0.2109	STAFFORD COUNTY SCHOOL BOARD
22S	39 71B	101	Spartan Avenue	Stafford Middle	37.4496	STAFFORD COUNTY SCHOOL BOARD
23S	39 76B	1700	Courthouse Road	Brooke Point High	49.9989	STAFFORD COUNTY SCHOOL BOARD
24S	44 9A	95	Reservoir Road	Rocky Run Elementary	20.0000	STAFFORD COUNTY SCHOOL BOARD
25S	45 14D	100	Panther Drive	T. Benton Gayle Middle	39.9829	STAFFORD COUNTY SCHOOL BOARD
26S	45 218	501	Cambridge Street	Edward E. Drew Jr., Middle	15.3050	STAFFORD COUNTY SCHOOL BOARD
27S	45 227C	33	Stafford Indians Lane	Stafford High	124.5558	STAFFORD COUNTY SCHOOL BOARD
28S1	45 287	40	Transfleet Road	Fleet Services	21.5443	COUNTY OF STAFFORD & Stafford County School Board
28S2	45 287	25	Wyatt Lane	Support Services/School		COUNTY OF STAFFORD & Stafford County School Board
28S3	45 287	50	Transfleet Road	Pupil Transportation		COUNTY OF STAFFORD & Stafford County School Board
29S	46 46A	1000	Forbes Street	Falmouth Elementary	41.4920	STAFFORD COUNTY SCHOOL BOARD
30S	46 62	135	Clift Farm Road	High School Site	181.0000	STAFFORD COUNTY SCHOOL BOARD
31S	46 93F	105	Primmer House Road	Conway Elementary	19.9190	STAFFORD COUNTY SCHOOL BOARD
32S	53 34	610	Gayle Street	Gari Melchers Complex	8.4267	STAFFORD COUNTY SCHOOL BOARD
33S	53 34A	610	Gayle Street	Gari Melchers Complex	8.5700	STAFFORD COUNTY SCHOOL BOARD
34S	53 34B	610	Gayle Street	Gari Melchers Complex	2.2770	STAFFORD COUNTY SCHOOL BOARD
35S	53A 1 32	610	Gayle Street	Gari Melchers Complex	8.6000	STAFFORD COUNTY SCHOOL BOARD
36S	53A 2 19	610	Gayle Street	Gari Melchers Complex	0.0000	STAFFORD COUNTY SCHOOL BOARD
37S	54 132	501	Deacon Road	Grafton Elementary	60.2180	STAFFORD COUNTY SCHOOL BOARD
38S	54 132A	503	Deacon Road	Dixon-Smith Middle	0.0099	STAFFORD COUNTY SCHOOL BOARD
39S	54 132B	493	Deacon Road	Water Tank Parcel	0.5165	STAFFORD COUNTY SCHOOL BOARD
40S	54A 1D 15	1031	Julian Drive	BOOTS Program properties	0.5320	STAFFORD COUNTY VOCATIONAL
41S	54A 1D 16	1035	Julian Drive	BOOTS Program properties	0.5386	STAFFORD COUNTY VOCATIONAL
42S	54J 5 1	20	Pendleton Road	Ferry Farm Elementary	17.9500	STAFFORD COUNTY SCHOOL BOARD
43S	60A 1 A		No road frontage	River Bend Subdivision	6.0000	STAFFORD COUNTY SCHOOL BOARD

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 18th day October, 2011:

MEMBERS:

Mark Dudenhefer, Chairman
Paul V. Milde III, Vice Chairman
Harry E. Crisp II
Gary F. Snellings
Cord A. Sterling
Susan B. Stimpson
Robert "Bob" Woodson

VOTE:

Yes
Yes
Yes
Absent
Yes
Yes
Yes

On motion of Ms. Stimpson, seconded by Mr. Milde, which carried by a vote of 6 to 0, the following was adopted:

A RESOLUTION TO AMEND THE STAFFORD COUNTY
COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION
15.2-2229 OF THE CODE OF VIRGINIA (1950), AS AMENDED, BY
ADOPTING THE PROPOSED NEW TELECOMMUNICATIONS PLAN
ELEMENT, DATED JUNE 2011, AND REPEAL THE CURRENT
TELECOMMUNICATIONS PLAN ELEMENT, DATED JUNE 4, 2002

WHEREAS, under Section 15.2-2229 of the Code of Virginia, the Board of Supervisors may amend its Comprehensive Plan; and

WHEREAS, the Board desires to amend the Comprehensive Plan by adopting a new Telecommunications Plan element, with recommendations for changes to existing County ordinances, policies, and procedures to serve as a framework to guide the coordinated, adjusted, and harmonious development of the County, and repealing the current Telecommunications Plan element; and

WHEREAS, the Board duly ordered, advertised, and held a public hearing, at which time public testimony was received, and the merits of the proposed Comprehensive Plan amendment were considered; and

WHEREAS, the Board finds that the proposed amendment will guide and accomplish the coordinated, adjusted, and harmonious development of the County, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, and general welfare of the citizens, including the elderly and persons with disabilities; and

WHEREAS, the Board finds that the adoption of the proposed amendment to the Comprehensive Plan is consistent with good planning practices; and


WHEREAS, the Board has carefully considered the recommendations of the Planning Commission, staff and testimony at the public hearing; and

WHEREAS, the Board believes that the proposed amendment to the Comprehensive Plan should be adopted;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 18th day of October, 2011, that the Board be and it hereby does adopt the proposed amendment to the Stafford County Comprehensive Plan, by adopting a new Telecommunications Plan element, dated June 2011; and

BE IT FURTHER RESOLVED that the Telecommunications Plan element of the Stafford County Comprehensive Plan, dated June 4, 2002 be and it hereby is repealed.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH:sjs